

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

SUFFOLK COUNTY PLANNING COMMISSION SUMMARY OF REGULARLY SCHEDULED MEETING

Jennifer Casey
Chairwoman

Sarah Lansdale, AICP
Commissioner

Date: December 7, 2022
Time: 2:00 p.m.
Location: Zoom Meeting

Members Present (12)

Lasheca Lewis – Town of Babylon
John Coverdale – Town of Brookhaven
David Doty – Town of East Hampton
Jennifer Casey – Town of Huntington
Timothy McCarthy – Town of Islip
John Condzella – Town of Riverhead
Elizabeth Galle – Town of Shelter Island
Thomas McCarthy – Town of Southold
Lisa Perry – Villages Over 5,000
Michael Kaufman – Villages Under 5,000
Errol Kitt – At Large
Stephanie Baldwin – At Large

Members Not Present (3)

John Finn – Town of Smithtown
Daniel Flynn – Town of Southampton
Kevin Gershowitz – At Large

Staff Present (6)

Sarah Lansdale - Commissioner
Andrew Freleng – Chief Planner
Theodore Klein – Principal Planner
John Corral - Environmental Projects Coordinator
William O'Brien – Research Analyst
Michael Camacho – Assist. County Attorney (Commission Counsel)

Call to Order - The Suffolk County Planning Commission meeting of December 7, 2022 was called to order by Chairwoman Jennifer Casey at 2:00 p.m.

The Pledge of Allegiance

Adoption of Minutes - Motions to adopt the November Meeting Minutes were Tabled.

Public Portion – There was one member of the public that requested time to speak to the Commission regarding a referral to the Planning Commission.

- **Chair's Report** – Chairwoman Jennifer Casey introduced new Commission member Lasheca Lewis, who will replace Samuel Chu as Town of Babylon representative (Ms. Lewis provided some background information about herself). The Chairwoman then deferred to Department of Economic Development and Planning Commissioner Sarah Lansdale who informed the Commission members that at the Suffolk County Legislature's public hearing yesterday, introductory resolution IR 1840 was heard, moving forward the efforts that were initially spearheaded by the Planning Commission to develop inclusive housing for individuals with developmental disabilities, requiring a set aside for individuals with developmental disabilities.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code

- **Motor Parkway Associates, LLC** – The application is referred by the Village of Islandia, Applicants seek a modification of the 'Main Street Planned Development District' a proposed mix-use development of a nine-story 274 unit residential building, a five-story hotel and 7,500 SF restaurant. The village and the applicant have requested that this application be adjourned until the January 4, 2023 regularly scheduled meeting.

Commission member Kaufman made a motion to table the referral until the January Commission meeting. The motion was seconded by Commission member Kitt, vote to Table; 11 ayes, 0 nays, 0 abstentions (Commission member Baldwin was not present on Zoom for vote).

- **Village of Northport, Waterfront Moratorium** - The application is referred by the Incorporated Village of Northport Board of Trustees, received on November 16, 2022 - the Commission's jurisdiction for review is that the application is a zoning action, amendment to a local law and/or a moratorium, also is adjacent to a shoreline. The subject referral proposes to institute a twelve (12) month (plus potential 6 month extension) moratorium relating to Buildings and Structures at the Village shoreline. Whereas no application will be accepted or processed or any permit or approval be issued, by the Board of Trustees, the Zoning Board of Appeals or any other board, department, officer or employee of the Village, calling for the construction modification, alteration, or enlargement of any building or structure located within twenty (20) feet of the mean High-water mark of Northport Harbor within the Village of Northport.

The staff report recommended disapproval of proposed moratorium that would impose a 12 to 18 month suspension on land use applications within twenty feet of the mean high-water mark of Northport Harbor. Staff gave four reasons for disapproval with an additional four comments for the consideration and use of the Northport Village Board.

Section A14-14 thru A14-25 of the Suffolk County Administrative Code – (continued)**• Village of Northport, Waterfront Moratorium - (continued)**

After deliberation the Commission resolved to respectfully disagree with the staff report and commission member made a motion to deem the referral incomplete pending submission of clarifying information supporting a moratorium relating to Buildings and Structures at the Village shoreline. The motion was seconded by Commission member Kaufman, vote to Approve; 12 ayes, 0 nays, 0 abstentions.

Other Commission Business

- Chairwoman Casey mentioned that the next Commission meeting is scheduled to be held on January 4th, and wanted to confirm that date would work for all the Commission members. Not hearing that it was going to be a problem for those members present, the Chair stated that an email will be going out confirming the date.
- The Chair reminded members the annual meeting is coming up in February and that generally a committee of commission members is put together to work as a nominating committee and also to look at the rules. The Chairwoman stated that committees will be put together and then voted on at the January commission meeting.
- Chief Planner Andy Freleng informed the Commission that the Planning division has been working on 2 long term projects that were Grant funded by the Department of State. One of them was the Blue Way Trail plan. Staff would like to bring it to the Commission to look at it, give staff some comments and endorse it. The division is also working on, as a favor for the US Green Building Council, a micro mobility code, and we got some comments on that. Staff would like to finish and bring that to the Commission, and perhaps have it adopted it as another model code to add your library of model codes. Mr. Freleng also stated that the Division is working on a Watershed Management Plan for Lake Ronkonkoma, and indicated that if the Commission is interested staff could bring that management plan to the Commission in the future for informational purposes.
- Chairwoman Casey indicated that the next Commission meeting is to be held on January 4th at 2 p.m. via Zoom.
- Motion to adjourn meeting by Commission member Thomas McCarthy motion was seconded by Commission member Doty, approved unanimously.